REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT41691
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Ploiesti | Commercial Spaces

CARACTERISTICS

- **AREA**: Ploiesti
- **Built surface**: 327.6 sqm
- **Land Surface**: 1500 sqm
- **Construction year**: 2022
- **Maximum height**: P+1E+M









DESCRIPTION

Property built in 2022, located in Paulestii Noi commune, a satellite locality of Ploie?ti, close to a mall, hypermarkets, and in an area with strong residential and commercial development.
Building: Ground floor + 1st floor + attic, constructed with a HoReCa (hospitality) destination.
The spaces are open space type with light partitions.
Staircase access from the ground floor up to the attic.
A lift/elevator shaft is provided, but the lift has not yet been installed.
Restrooms available.
The building was designed as follows:
Ground floor: pastry shop
First floor: laboratory
Attic: office and meeting room
Additional features:
The building has DSV approval (Veterinary and Food Safety Authority).
Medical-grade linoleum flooring throughout.
Own gas heating system and boiler.
Underfloor heating and radiators.
Two access points (front/back).
Two ramps for people with disabilities (front/back).
Installed power: 110 kW; three-phase current.
The property is sold unfurnished/empty.
It can be used for HoReCa activities or converted for medical activities, offices, or a school.
Total built area: 327.6 sqm
Usable ground floor area: 109.2 sqm

Usable 1st floor area: 109.2 sqm
Usable attic area: 109.2 sqm
Land area: 1,500 sqm

850,000 EUR	14.35 BITCOIN	514.56 ETHEREUM

*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep